

Preliminary Assessment Report

Project 3029678, 2000 SW ORCHARD ST

Assessment Completed: 10/12/2017

Project Description: EDG - Construct 35,640 sq. ft. residential building with 18 units and 18 parking stalls. REVISED FROM: Construction of 18 Rowhouses per Plans.

Primary Applicant: [Jonathan Lemons](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Eric Dripps, (206) 727-3676, Eric.Dripps@seattle.gov

SDCI Land Use Requirements

Branin Burdette, (206) 733-9694, branin.burdette@seattle.gov

SDCI Preapplication Site Visit Requirements

Roger E Moore, (206) 733-9039, Roger.Moore@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Rachel Huck, (206) 386-1108, Rachel.Huck@seattle.gov

Seattle Public Utilities Requirements

Jim Mahady, (206) 684-5950, Jim.Mahady@seattle.gov

Water Availability

SPU Staff, (206) 684-3333, SPUWaterAvailability@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **SW Orchard St**

Sanitary sewer main size: **30-inch**

Storm drainage main location: **SW Orchard St**

Storm drainage main size: **36-inch**

Combined sewer main location: **SW Orchard St**

Combined sewer main size: **16-inch**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

Project Type and Drainage Basin

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system**

Project Type: **Parcel-based**

Drainage Basin: **Non-listed creeks**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Flow control standards must be first met by utilizing **On-site Stormwater Management** to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using On-site Stormwater Management BMP's.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **Pre-Developed Forested Standard**

This project site discharges to a **Non-listed Creek Basin** (SMC 22.805.050.C.3). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity and existing and proposed hard surfacing this project shall: provide flow control meeting the **Pre-Developed Forested Standard** per SMC 22.805.080.B.2. The post-development discharge durations shall match the discharge durations of a pre-developed forested condition for the range of pre-developed discharge rates from 50 percent of the 2-year peak flow to the 50-year peak flow.

Projects with less than 10,000 sf new plus replaced hard surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

Water Quality

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Basic Water Quality Treatment Required: **Yes**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 D). Parcel-based projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces must provide **Basic Water Quality Treatment**. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing this project shall: provide a **Basic Treatment Facility** that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Sanitary Main**.

The site is designated as a high probability of having a Special Sewer Connection Charge (SMC 21.24.030). If a charge is required, a "[Special Sewer Connection Charge Contract](#)" must be executed by the applicant prior to side sewer permit issuance. SSCC shown on side sewer card

King County Capacity Charge: All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system**.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

SW ORCHARD ST

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage may be required to be installed in the portion of right-of-way abutting this lot. Please contact SDOT for more information.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

A 3-foot foot dedication is required. Refer to CAM 2203. Please label on Site Plan.

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

Based on the preliminary site plan, a yard or setback reduction variance is required. See CAM 330 for details.

An arborist report may be required. See CAM 242 for more detail.

This project will require an "Abbreviated Transportation Study", which will need to be submitted at the intake appointment for the permit application. Please refer to Director's Rule 8-2012, which describes the required content for the study and how to apply for an exemption to this requirement. Your permit application will not be accepted unless the study is provided, or unless a Transportation Study Exemption has been granted.

Other Requirements

A presubmittal conference is required before submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site

([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

- 1) Existing trees (see note below).

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Wetland

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for: proposed shoring wall/catchment wall.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

SW ORCHARD ST

Street conditions:

Asphalt paving

Visible pavement width is: 26 LF

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6.5 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet near SW corner of west parcel.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC [25.09.320](#), [Tip 331](#) and [Tip 331A](#). **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)

The site appears to have areas with wetland vegetation and/or seasonal or permanent saturation. The permit application should be routed to a DPD wetland specialist for further review.

Submit a Wetland Site Assessment Report prepared by a qualified wetlands professional that evaluates and identifies wetlands within 100 feet of the subject property line for development proposed within 100 feet of a wetland (see SMC [25.09.160](#)).

Prepare a wetland delineation report per [Director's Rule 19-2006, Requirements for Wetland Site Assessment Reports](#).

Seattle City Light Requirements

Street/Alley Requirements

SW ORCHARD ST

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along SW Orchard St.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There are overhead high voltage lines along SW Orchard St.

An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details.

Other requirements: Clearance required between poles and driveways is 7.5 feet. See SDOT CAM 2204. Ensure that the proposed new driveway location does not conflict with the existing pole. Pole relocations are at the project's expense. Contact your Electrical Service Representative for further discussion.

Easements

SCL power easement is required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel may be required. Property survey may be required at project's expense. If this is a unit lot subdivision, a blanket easement is needed.

Other requirements: The project appears to be one development site. The electrical service to the new buildings will need to be consolidated from one service strike from SCL's distribution system. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, Chapter 5, page 28: "Single Service Rule", SCL will provide only one service to a site or building. If subdivided to create separate development sites, each site must have a separate service. An easement sufficient in width for an overhead or underground service is required. Clearance from permanent structures and other utilities is also required. Underground electrical services to the site may be required. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice. Failure to contact City Light in advance to plan utilities for the development site may result in significant delays for review and costly service connections. It is also recommended that the project contact SDCI's electrical inspection

division to confirm that the electrical services to each site will be in compliance with National Electrical Code requirements.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate temporary power for construction. Your Electrical Service Representative is: Mike Gabrielson, 206-727-3591, michael.gabrielson@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

Other Requirements

- Additional Working Clearance Requirements: For cranes and derricks working near 26kV power lines, the OSHA standard is 20 feet clearance from power lines.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Existing conditions review

Coordinate with Metro Transit regarding potential bus stop upgrades, service changes and/or temporary stop relocation. Refer to the Right-of-Way Improvements Manual (ROWIM) [4.25](#) for additional transit zone enhancements.

City planning context

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). Protected bike lane planned on SW Orchard St.

The following current and upcoming projects may affect the right-of-way adjacent to your project:

New sidewalks planned for SW Orchard St, north of Dumar

Street Improvement Requirements **SW ORCHARD ST**

SDOT Urban Forestry requires protection and retention of existing trees in the right-of-way unless specifically exempted. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14.

Preserve and protect all trees within the ROW

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) and the City's Standard Plans and Specifications.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

New/replacement corner curb radius: See Seattle Right of Way Improvements Manual (ROWIM).

Street drainage collection may be required when street improvements are installed. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

Water Availability

Your water availability assessment is in progress. If the assessment results in water system improvements, you will be required to follow SDOT's Street Improvement Permit Process (see [CAM 2211](#) and [CAM 2213](#)).

Other Requirements

- Project should apply for a water availability certificate (WAC) if not already done so. Please note one domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s).
- Preparation of the drainage memo and associated exhibits to address SW Code requirements (Table B - Projects Discharging to a Receiving Water Not Designated by Section 22.801.050) should note the requirement to evaluate permeable pavement surfaces for this development as the site plan appeared to denote an area for a "woonerf" which may have other sidewalk surfaces under consideration.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).